

**NOTICE OF PUBLIC HEARING
TOWN OF BABYLON - ZONING BOARD OF APPEALS**

Pursuant to Chapter 213, Article II of the Building Zone Ordinance of the Town of Babylon, notice is hereby given that the Town of Babylon Zoning Board of Appeals will hold a Public Hearing at

**TOWN BOARD ROOM
(Located in the East Wing)
at Babylon Town Hall,
200 East Sunrise Highway,
Lindenhurst, New York**

on **THURSDAY, MARCH 30, 2023**

BEGINNING AT 6:00 P.M.

6:00 p.m.

1. Application #23-021 of Darrin Taylor, 25 Autumn Lane, Amityville, NY.
Permission to increase total building area from 20% to 52% (over by 4,904.53 sq. ft.); increase total building area of the rear yard for accessory structures from 45% to 96% (over by 1,380.29 sq. ft.); diminish distance to rear lot line from 8' to 3' (for shed); diminish distance to street line from 40' to 22.3' (for shed) on Winter Lane; diminish distance to rear lot line from 2' to 1' (for concrete pad); diminish distance to front lot line from 2' to .5' on Winter Lane. All in connection with legally maintaining an existing patio, shed, concrete pad, and an in-ground pool. Property located on the southeast corner of Autumn Lane & Winter Lane, Amityville, NY.
SCTM#0100-173-1-62
Zoning District: Residence B

6:05 p.m.

2. Application #23-022 of Tomasz Suwala, 82 White Oak Street, Deer Park, NY.
Permission to increase total building area from 20% to 28.9% (over by 909 sq. ft.). All in connection with the installation of an in-ground pool and pavers. Property located on the south side of White Oak Street, approximately 500' east of Wildwood Avenue, Deer Park, NY.
SCTM#0100-22-2-25
Zoning District: Residence B

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6:10 p.m.

3. Application #23-013 of George & Stacey Hayduscko, 1033 N. Niagara Avenue, Lindenhurst, NY. Permission to increase total building area from 20% to 35.6% (over by 1,017.91 sq. ft.); diminish distance to rear lot line from 8' to 6.3'. All in connection with the erection of a two-tier deck and paved patio on grade, and to legally maintain an above-ground pool and shed. Property located on the east side of N. Niagara Avenue, 470.96' north of Spiegelhagen Street, Lindenhurst, NY.
SCTM#0100-155-2-48
Zoning District: Residence B

6:15 p.m.

4. Application #23-023 of Michael Scarione, 4 Dr. Reed Boulevard, Amityville, NY. Permission to diminish rear yard setback from 40' to 20.4' (for proposed sunroom); increase total building area from 20% to 46.53% (over by 2,739.4 sq. ft.); diminish distance to west side yard from 2' to 0' (for shed). All in connection with the erection of a sunroom and to legally maintain a patio and a shed. Property located on the south side of Dr. Reed Boulevard, 77.33' west of Albany Avenue, Amityville, NY.
SCTM#0100-123-2-21.38
Zoning District: Residence B

6:20 p.m.

5. Application #23-024 of Jack Perretta, 1215 11th Street, West Babylon, NY. Permission to increase total building area from 30% to 49.59% (over by 1,959 sq. ft.); increase total building area of the rear yard for accessory structures from 45% to 61.16% (over by 716.61 sq. ft.); diminish distance to front property line from 40' to 32' (for shed). All in connection with a proposed 2nd floor addition and to legally maintain existing patios, two (2) sheds, and a gazebo. Property located on the south side of 11th Street, 100' east of 12th Avenue, West Babylon, NY.
SCTM#0100-135-1-3
Zoning District: Residence C

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6:25 p.m.

6. Application #23-001 of Lee John Schneider, 16 Francine Avenue, Amityville, NY. Permission to diminish west side yard from 12' to 6.1' (for 2nd floor addition and outside cellar entrance); diminish total side yards from 30' to 21.4'; increase total building area from 20% to 22.19% (over by 164.53 sq. ft.); diminish distance to rear lot line from 2' to 0.4' (for shed). All in connection with the erection of a 2nd floor addition and outside cellar entrance and to legally maintain an existing shed. Property located on the north side of Francine Avenue, 151.55' east of County Line Road, Amityville, NY.
SCTM#0100-164-1-28
Zoning District: Residence B

6:30 p.m.

7. Application #23-014 of Karen & Kristopher Schmitt, 159 Whittier Avenue, North Babylon, NY. Permission to increase total building area from 30% to 43% (over by 881 sq. ft.); increase total building area of the rear yard for accessory structures from 45% to 49.5% (over by 138.6 sq. ft.); diminish distance to rear lot line from 2' to 1' (for pool patio); diminish distance to front property line from 40' to 5' on Harriet Road (for pool patio); diminish distance to rear lot line from 6' to 5' (for pool); diminish distance to front property line from 40' to 10' on Harriet Road (for pool); increase height of fence in front yard from 4' to 6' on Harriet Road. All in connection with the installation of an in-ground pool and paver patio and to legally maintain a fence. Property located on the southeast corner of Whittier Avenue & Harriet Road, North Babylon, NY.
SCTM#0100-151-2-58
Zoning District: Residence C

6:35 p.m.

8. Application #22-247 of Four for Soob LLC, 305 E. Sunrise Highway, Lindenhurst, NY. Requesting renewal of a special exception permit to operate a public garage for auto repair and sales of vehicles; requesting a special exception permit to operate a private car wash for preparation of vehicles; diminish off-street parking from 63 parking spaces required to 15 parking spaces provided; allow outdoor storage of vehicles as per site plan. All in connection with an existing building. Property located on the southeast corner of Sunrise Highway & Richmond Avenue, Lindenhurst, NY.
SCTM#0100-156-2-12.004
Zoning District: Industry G & Business Eb

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6:40 p.m.

9. Application #22-254 of WMK, LLC d/b/a Mobility Works, 4199 Kinross Lakes Parkway, Richfield, OH. Requesting a special exception permit to operate a public garage for customization and servicing of handicap accessible vehicles; diminish off-street parking from 56 parking spaces required to 32 parking spaces provided; allow outdoor storage of six (6) vehicles in side yard; allow outdoor storage without fencing enclosure. All in connection with a portion of an existing building. Property located on the east side of E. Jefryn Boulevard, 1,049.80' south of Grand Boulevard, Deer Park, NY.
SCTM#0100-67-1-24.050
Zoning District: Industry Ga
Subject Premises: 90 E. Jefryn Boulevard, Deer Park

6:45 p.m.

10. Application #22-255 of WMK, LLC d/b/a Mobility Works, 4199 Kinross Lakes Parkway, Richfield, OH. Requesting a special exception permit for automobile sales showroom for handicap accessible vehicles; diminish off-street parking from 75 parking spaces required to 29 parking spaces provided; allow outdoor storage of six (6) vehicles in side yard; allow outdoor storage without fencing enclosure. All in connection with a portion of an existing building. Property located on the east side of E. Jefryn Boulevard, 1,049.80' south of Grand Boulevard, Deer Park, NY.
SCTM#0100-67-1-24.049
Zoning District: Industry Ga
Subject Premises: 80 E. Jefryn Boulevard, Deer Park

6:50 p.m.

11. Application #23-026 of Gail Grace Manor North c/o Mitchell Giannini (applicant)/515 Jackson Ave., LLC (prop. owner), 615 S. Wellwood Avenue, Lindenhurst, NY. Permission to lift previously imposed Covenants & Restrictions (per ZBA Case #08-321) on SCTM #0100-201-1-25, a Residential B zone property – rezoned to Senior Citizens Multi Residence – and now part of SCTM #0100-201-1-90.001. All in connection with legally maintaining ten (10) two-bedroom apartments for a senior citizen cooperative development. Property located on the northeast corner of 41st Street & New Highway, Copiague, NY.
SCTM#0100-p/o 201-1-90.001
Zoning District: SC MR
Subject Premises: 41st Street, Copiague

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6:55 p.m.

12. Application #22-216 of A. Angela Holdings Inc. & JJRM Real Estate Management Corp., 40 Gateway Drive, Copiague, NY. Permission to diminish front yard setback from 10' to 7' on Merrick Road; allow parking on portion of property located within Residence C Zoning District, where same is not permitted; allow parking in secondary front yard (Doges Promenade) on portion of property zoned Residence C; permit residential use (8 one-bedroom apartment building) on property location within the E Business Zoning District. All in connection with a proposed two-story multiple residence building for eight (8) one-bedroom apartments. Property located on the southeast corner of Montauk Highway & Doges Promenade, Copiague, NY.
SCTM#0100-189-1-1, 2, 23 & 24
Zoning District: Business E/Residence C
Subject Premises: 1220 Montauk Highway, 1220A Montauk Highway, 154 W. Alhambra Avenue, & 156 W. Alhambra Avenue, Copiague
****CONTINUED PUBLIC HEARING OF DECEMBER 12, 2022 FOR PRESENTATION OF APPRAISAL by BARRY C. NELSON, NYS Certified General Real Estate Appraiser & NYS Licensed NAR Realtor Broker, dated February 23, 2023****

ALL PERSONS OR THEIR DULY APPOINTED REPRESENTATIVE MUST APPEAR IN PERSON AT THE ABOVE HEARING. ALL CASES WILL BE HEARD IN THE ORDER IN WHICH THEY ARE ADVERTISED, TO BE FOLLOWED BY ADJOURNED CASES.

BY ORDER OF THE ZONING BOARD OF APPEALS
MICHAEL KANE, CHAIRMAN

Dated: Babylon Town Hall
Lindenhurst, New York
March 6, 2023